020.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	989,200	/	989,200
USE VALUE:	989,200	/	989,200
ASSESSED:	989,200	/	989,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILLS ROBERT
Owner 2:	SILLS THERESA M
Owner 3:	
Street 1:	64 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILLS ROBERT -
Owner 2:	LYNCH THERESA M -
Street 1:	64 SPY POND LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,866 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Shakes Exterior and 3010 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7866.000	431,600		557,600	989,200
Total Card	0.181	431,600		557,600	989,200
Total Parcel	0.181	431,600		557,600	989,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.64 | /Parcel: 328.6

Legal Description

User Acct

14102

GIS Ref

GIS Ref

Insp Date

05/11/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 020.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	431,300	0	7,866.	557,600	988,900	988,900	Year End Roll	12/18/2019
2019	101	FV	356,600	0	7,866.	721,600	1,078,200	1,078,200	Year End Roll	1/3/2019
2018	101	FV	356,600	0	7,866.	459,200	815,800	815,800	Year End Roll	12/20/2017
2017	101	FV	356,600	0	7,866.	419,800	776,400	776,400	Year End Roll	1/3/2017
2016	101	FV	356,600	0	7,866.	341,100	697,700	697,700	Year End	1/4/2016
2015	101	FV	353,000	0	7,866.	341,100	694,100	694,100	Year End Roll	12/11/2014
2014	101	FV	353,000	0	7,866.	310,900	663,900	663,900	Year End Roll	12/16/2013
2013	101	FV	353,000	0	7,866.	295,800	648,800	648,800		12/13/2012

!1658!

PRINT

Date	Time
12/10/20	17:13:53

LAST REV

Date	Time
12/08/20	15:21:35
jorourke	
1658	

USER DEFINED

Prior Id # 1:	14102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1658

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILLS ROBERT	40898-451		9/16/2003	Family	1	No	No		
GRANNAN WILLIAM	36898-422		11/1/2002		604,000	No	No		
	14155-483		12/5/1980			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2008	760	New Wind	9,414	C				
6/9/2003	441	Temp Ten	800	C				
3/22/2001	155	Re-Roof	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2009	Measured	372	PATRIOT
4/10/2009	Meas/Inspect	372	PATRIOT
2/15/2003	MLS	MM	Mary M
12/28/1999	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7866		Sq. Ft.	Site		0	85.	0.83	2									557,581						557,600	

Total AC/HA:	0.18058	Total SF/SM:	7866	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	
Total:	557,581	Spl Credit		Total:	557,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	17 - Shakes		
Sec Wall:	12 - Board & Bat	20	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08962488
Const Adj.:	1.03365135
Adj $ / SQ:	140.787
Other Features:	83556
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530221
Depreciation:	98621
Depreciated Total:	431600

COMMENTS

NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

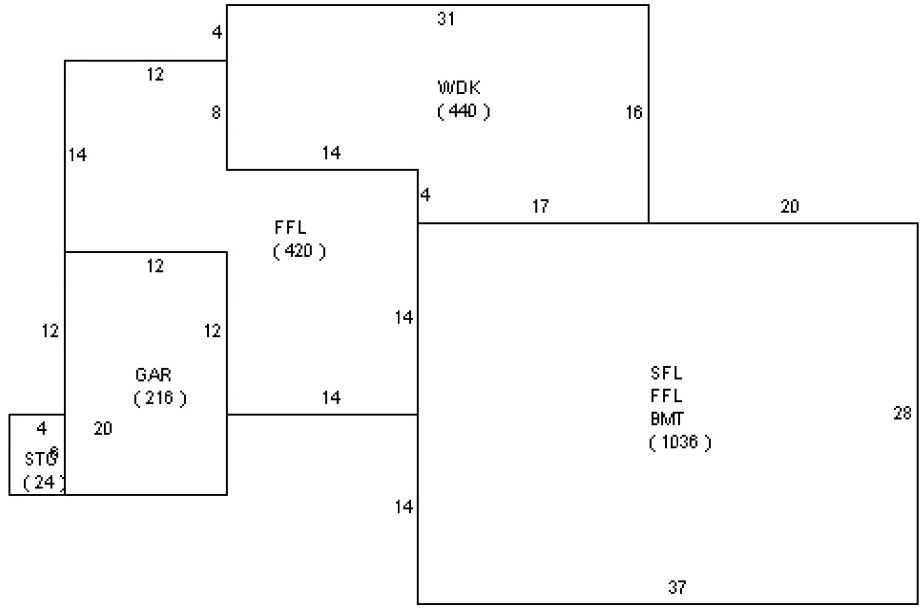
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.87
Special Features:	0	Val/Su Net:	105.17
Final Total:	431600	Val/Su SzAd	180.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	140.790	204,985
BMT	Basement	1,036	50.350	52,158
SFL	Second Floor	932	140.790	131,269
WDK	Deck	440	8.550	3,762
GAR	Garage	216	27.470	5,933
STG	Storage	24	14.820	356

Net Sketched Area:	4,104			Total:	398,463
Size Ad	2388.3999	Gross Are	4208	FinArea	3010

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	